

ORDINANCE NO. 20060518-046

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 301 WEST SLAUGHTER LANE AND 9501 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT, LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACTS ONE AND TWO, TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT THREE, SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT FOUR AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT FIVE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0171, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From general commercial services-conditional overlay (CS-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 5.867 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 4.616 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Three: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to townhouse and condominium residence (SF-6) district.

A 14.017 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Four: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to single family residence small lot (SF-4A) district.

A 79.684 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Five: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

A 39.023 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 301 West Slaughter Lane and 9501 South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses on Tract One and Tract Two:

- | | |
|--|------------------------|
| Automotive sales | Bail bond services |
| Drop-off recycling collection facility | Exterminating services |
| Pawn shop services | Residential treatment |

2. The following applies to Tract Five.

a) For a lot with frontage on Slaughter Lane, the following development regulations apply:

1. the maximum height is 40 feet from ground level;
2. the maximum height is three stories;
3. the minimum street side yard is 15 feet;
4. the maximum building coverage is 50 percent;
5. the maximum impervious cover is 80 percent; and
6. the maximum floor-to- area ratio (FAR) is 0.5 to 1.0.

b) The following uses are prohibited uses:

Drop-off recycling collection facility
Residential treatment

Pawn shop services
Service station

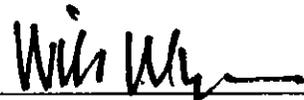
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 29, 2006.

PASSED AND APPROVED

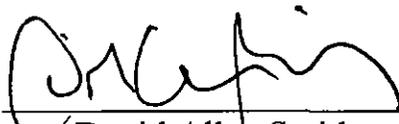
_____, May 18 _____, 2006

§
§
§



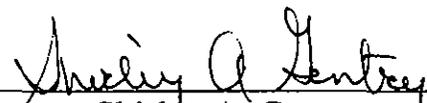
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

DESCRIPTION

DESCRIPTION OF 5.867 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 152.42 ACRES OF LAND DESCRIBED IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106425 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.867 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way line of South First Street and the south line of that certain tract of land described in deed to Abel J. and Mary Ann Theriot Family Limited Partnership of record in Document No. 1999055181 of the Official Public Records of Travis County, Texas, for the northwest corner of said 152.42 acre tract, the southeast corner of that certain tract of land described in Street Deed (South First Street 80' R.O.W.) to the City of Austin of record in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas, and for the northeast corner of that certain tract of land described as South 1ST Extension Parcel 5 (120' R.O.W.) in Cause No. 2330 Judgment of Court in Absence of Objection to the City of Austin of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod with cap (unknown) found in the east right-of-way line of said South First Street (120' R.O.W.) and the west line of said 152.42 acre tract, bears with a curve to the right an arc distance of 405.76 feet, having a radius of 3952.97 feet, a central angle of 05°52'53", and a chord which bears S06°20'29"E a distance of 405.59 feet, and also from which a 1/2 inch iron rod with cap (Harris) found in the west right-of-way line of said South First Street (120' R.O.W.) bears S80°44'22"W a distance of 120.04 feet;

THENCE with the north line of said 152.42 acre tract and the south line of said Theriot tract, S65°11'44"E at a distance of 1064.86 feet pass a 1/2 inch iron rod with cap set for the southwest corner of that certain tract of land said to contain 30.300 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106430 of the Official Public Records of Travis County, Texas, at a distance of 1443.78 feet pass a 1/2 inch iron rod with cap set for the southeast corner of said 30.300 acre tract and the southwest corner of that certain tract of land said to contain 54.00 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106433 of the Official Public Records of Travis County, Texas, in all a total distance of 1541.82 feet to a 1/2 inch iron rod with cap set, from which a 1/2 inch iron rod with cap (Chaparral) found in the south line of said 54.00 acre tract for the northwest corner of that certain tract of land said to contain 14.676 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106424 of the Official Public Records of Travis County, Texas, bears S65°11'44"E a distance of 923.77 feet;

THENCE over and across said 152.42 acre tract S20°38'43"E a distance of 2.43 feet to a point for the north corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across said 152.42 acre tract, the following nine (9) courses:

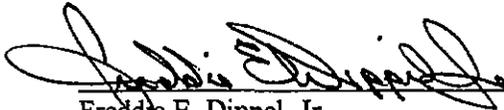
1. Continuing S20°38'43"E a distance of 235.76 feet to a 1/2 inch iron rod with cap set;
2. S33°27'01"E a distance of 248.84 feet to a point;
3. S47°46'31"E a distance of 85.76 feet to a point;
4. S52°34'21"E a distance of 124.50 feet to a point for the northernmost northeast corner of the herein described tract;
5. S15°24'43"E a distance of 129.26 feet to a point;
6. S17°53'21"W at a distance of 28.14 feet pass a 1/2 inch iron rod with cap set in all a total distance of 116.79 feet to a 1/2 inch iron rod with cap set for the southernmost southeast corner of the herein described tract;
7. S67°01'14"W a distance of 336.38 feet to a 1/2 inch iron rod with cap set for the southwest corner of the herein described tract;
8. N33°27'01"W a distance of 373.33 feet to a point;
9. N12°16'49"E a distance of 631.58 feet to the POINT OF BEGINNING, containing 5.867 acres of land, more or less, within these metes and bounds.

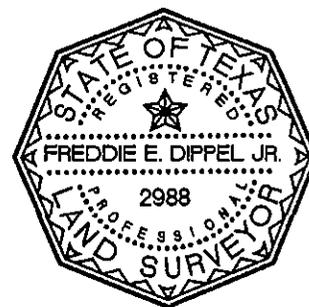
Bearing Reference: Grid North, Texas State Plane Coordinate System NAD83 (CORS)
Central Zone.

Reference is herein made to the survey sketch accompanying this metes and bounds description.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

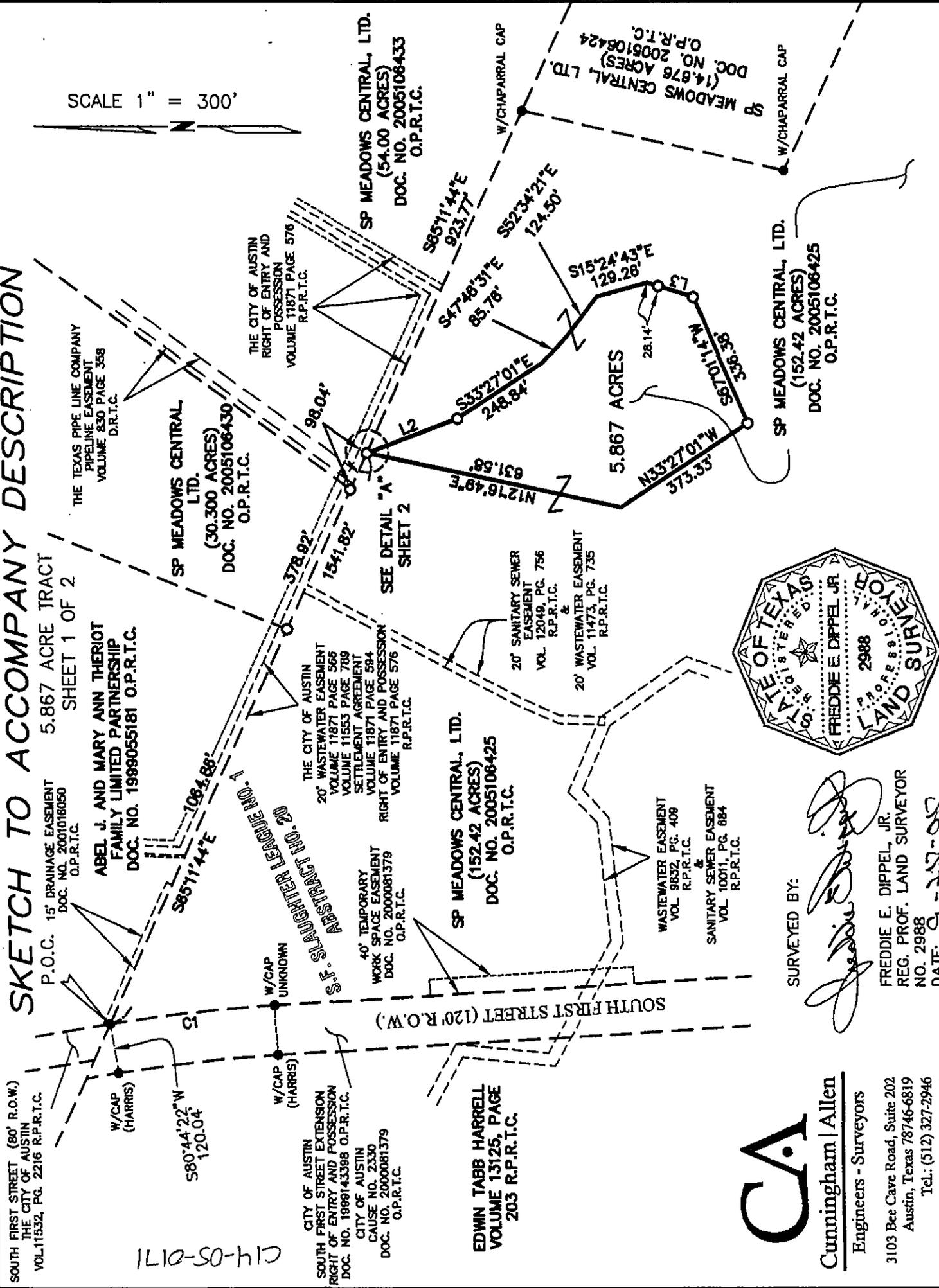
CUNNINGHAM-ALLEN, INC.


Freddie E. Dippel, Jr.
Registered Professional Land Surveyor No. 2988
State of Texas
Date: 9-25-05



SKETCH TO ACCOMPANY DESCRIPTION

SCALE 1" = 300'



SOUTH FIRST STREET (80' R.O.W.)
THE CITY OF AUSTIN
VOL. 11532, PG. 2216 R.P.R.T.C.

P.O.C. 15' DRAINAGE EASEMENT
DOC. NO. 2001016050
O.P.R.T.C.

ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
DOC. NO. 1999055181 O.P.R.T.C.

THE TEXAS PIPE LINE COMPANY
PIPELINE EASEMENT
VOLUME 830 PAGE 358
D.R.T.C.

SP MEADOWS CENTRAL, LTD.
(30.300 ACRES)
DOC. NO. 2005106430
O.P.R.T.C.

THE CITY OF AUSTIN
RIGHT OF ENTRY AND
POSSESSION
VOLUME 11871 PAGE 576
R.P.R.T.C.

THE CITY OF AUSTIN
20' WASTEWATER EASEMENT
VOLUME 11871 PAGE 566
VOLUME 11553 PAGE 789
SETTLEMENT AGREEMENT
VOLUME 11871 PAGE 584
RIGHT OF ENTRY AND POSSESSION
VOLUME 11871 PAGE 576
R.P.R.T.C.

40' TEMPORARY
WORK SPACE EASEMENT
DOC. NO. 2000081379
O.P.R.T.C.

CITY OF AUSTIN
SOUTH FIRST STREET EXTENSION
RIGHT OF ENTRY AND POSSESSION
DOC. NO. 1988143398 O.P.R.T.C.

CITY OF AUSTIN
CAUSE NO. 2330
DOC. NO. 2000081379
O.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(152.42 ACRES)
DOC. NO. 2005106425
O.P.R.T.C.

EDWIN TABB HARRELL
VOLUME 13125, PAGE
203 R.P.R.T.C.

20' SANITARY SEWER
EASEMENT
VOL. 12049, PG. 756
R.P.R.T.C.

20' WASTEWATER EASEMENT
VOL. 11473, PG. 735
R.P.R.T.C.

WASTEWATER EASEMENT
VOL. 9832, PG. 408
R.P.R.T.C.

SANITARY SEWER EASEMENT
VOL. 10011, PG. 684
R.P.R.T.C.

SOUTH FIRST STREET (120' R.O.W.)

S.E. SLAUGHTER LEASE NO. 20
TRACT NO. 1

SEE DETAIL "A"
SHEET 2

SP MEADOWS CENTRAL, LTD.
(54.00 ACRES)
DOC. NO. 2005106433
O.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(14.678 ACRES)
DOC. NO. 2005106424
O.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(152.42 ACRES)
DOC. NO. 2005106425
O.P.R.T.C.



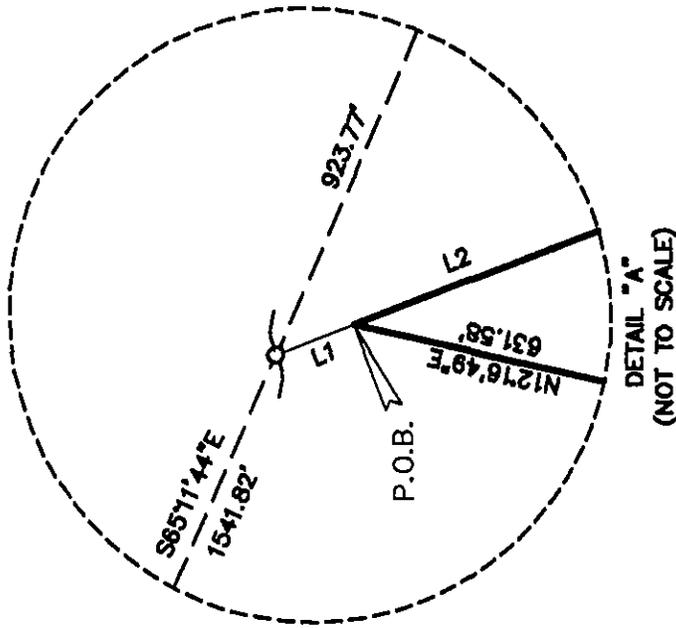
SURVEYED BY:
Freddie E. Dipfel, Jr.
FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE: 9-23-05

CA
Cunningham | Allen
Engineers - Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

1110-50-110

SKETCH TO ACCOMPANY DESCRIPTION

5.867 ACRE TRACT
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°38'43\"E	2.43'
L2	S20°38'43\"E	235.76'
L3	S17°53'21\"W	116.79'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	3852.97'	405.76'	53°2'55\"	506.20'29\"E
				405.58'

REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SKETCH.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS) CENTRAL ZONE.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



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DESCRIPTION

DESCRIPTION OF 4.616 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 30.300 ACRES OF LAND DESCRIBED IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 54.00 ACRES OF LAND DESCRIBED IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106433 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.616 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way line of South First Street and the south line of that certain tract of land described in deed to Abel J. and Mary Ann Theriot Family Limited Partnership of record in Document No. 1999055181 of the Official Public Records of Travis County, Texas, for the northwest corner of that certain tract of land said to contain 152.42 acres of land described in deed to SP Meadows Central, Ltd., of record in Document no. 2005106425 of the Official Public Records of Travis County, Texas, the southeast corner of that certain tract of land described in Street Deed (South First Street 80' R.O.W.) to the City of Austin of record in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas, and for the northeast corner of that certain tract of land described as South 1ST Extension Parcel 5 (120' R.O.W.) in Cause No. 2330 Judgment of Court in Absence of Objection to the City of Austin of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod with cap (unknown) found in the east right-of-way line of said South First Street (120' R.O.W.) and the west line of said 152.42 acre tract, bears with a curve to the right an arc distance of 405.76 feet, having a radius of 3952.97 feet, a central angle of 05°52'53", and a chord which bears S06°20'29"E a distance of 405.59 feet, and also from which a 1/2 inch iron rod with cap (Harris) found in the west right-of-way line of said South First Street (120' R.O.W.) bears S80°44'22"W a distance of 120.04 feet;

THENCE with the north line of said 152.42 acre tract and the south line of said Theriot tract, S65°11'44"E a distance of 1064.86 feet to a 1/2 inch iron rod with cap set for the southwest corner of said 30.300 acre tract and for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the west line of said 4.616 acre tract, N22°05'36"E a distance of 651.44 feet to a point for the northwest corner of the herein described tract, from which a 1/2 inch iron rod with cap set in the south right-of-way line of Slaughter Lane West (120' R.O.W.)

as described in Roadway Dedication as Parcel No. 57, to Travis County, of record in Volume 11553, Page 208 of the Real Property Records of Travis County, Texas, for the northwest corner of said 30.300 acre tract bears N22°05'36"E a distance of 1979.49 feet;

THENCE over and across said 30.300 acre tract, the following two (2) courses:

1. S72°27'06"E a distance of 247.53 feet to a point for the northeast corner of the herein described tract;
2. S17°16'49"W a distance of 491.41 feet to a point;

THENCE S20°38'43"E at a distance of 163.26 feet pass the east line of said 30.300 acre tract and the west line of said 54.00 acre tract, in all a total distance of 277.67 feet to a 1/2 inch iron rod with cap set in the north line of said 152.42 acre tract and the south line of said 54.00 acre tract, from which a 1/2 inch iron rod with cap (Chaparral) found in the south line of said 54.00 acre tract for the northwest corner of that certain tract of land said to contain 14.676 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106424 of the Official Public Records of Travis County, Texas, bears S65°11'44"E a distance of 923.77 feet;

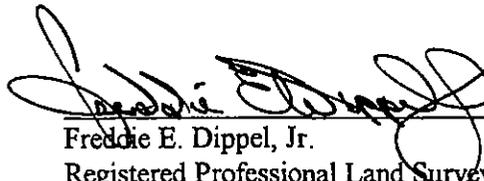
THENCE with the north line of said 152.42 acre tract, the south line of said 54.00 acre tract, the south line of said 30.300 acre tract and the south line of the herein described tract, N65°11'44"W at a distance of 98.04 feet pass a 1/2 inch iron rod with cap set for the southwest corner of said 54.00 acre tract and the southeast corner of said 30.300 acre tract, in all a total distance of 476.95 feet to the POINT OF BEGINNING, containing 4.616 acres of land, more or less, within these metes and bounds.

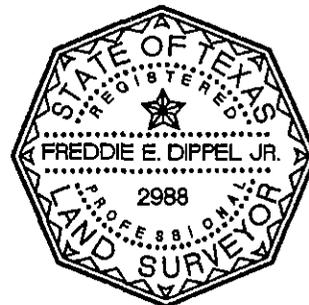
Bearing Reference: Grid North, Texas State Plane Coordinate System NAD83 (CORS)
Central Zone.

Reference is herein made to the survey sketch accompanying this metes and bounds description.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.


Freddie E. Dippel, Jr.
Registered Professional Land Surveyor No. 2988
State of Texas
Date: 9-25-05



SKETCH TO ACCOMPANY DESCRIPTION

4.616 ACRE TRACT
SHEET 1 OF 2

SCALE 1" = 300'

SLAUGHTER LANE WEST
(120' R.O.W.)
ROADWAY DEDICATION
PARCEL # 57
TRAVIS COUNTY
VOL. 11553, PG. 208 R.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(30.300 ACRES)
DOC. NO. 2005106430
O.P.R.T.C.

THE TEXAS PIPE LINE COMPANY
PIPELINE EASEMENT
VOLUME 830 PAGE 358
D.R.T.C.

SP MEADOWS CENTRAL, LTD.
(54.00 ACRES)
DOC. NO. 2005106433
O.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(14.678 ACRES)
DOC. NO. 2005106424
O.P.R.T.C.

N22°05'38"E
1979.49'
S72°27'06"E
247.53'
S17°16'49"W
491.41'

4.616
ACRES
P.O.B.
163.26'
98.04'

THE CITY OF AUSTIN
RIGHT OF ENTRY AND
POSSESSION
VOLUME 11871 PAGE 578
R.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(152.42 ACRES)
DOC. NO. 2005106425
O.P.R.T.C.



**ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP**
DOC. NO. 1999055181 O.P.R.T.C.

THE CITY OF AUSTIN
20' WASTEWATER EASEMENT
VOLUME 11871 PAGE 566
VOLUME 11553 PAGE 789
SETTLEMENT AGREEMENT
VOLUME 11871 PAGE 594
RIGHT OF ENTRY AND POSSESSION
VOLUME 11871 PAGE 576
R.P.R.T.C.

20' SANITARY SEWER
EASEMENT
VOL. 12049, PG. 756
R.P.R.T.C.

20' WASTEWATER EASEMENT
VOL. 11473, PG. 735
R.P.R.T.C.

SURVEYED BY:
Freddie E. Dipfel, Jr.
FREDDIE E. DIPFEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE: 9-25-05

P.O.C. 15' DRAINAGE EASEMENT
DOC. NO. 2001016050
O.P.R.T.C.

40' TEMPORARY
WORK SPACE EASEMENT
DOC. NO. 2000081379
O.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(152.42 ACRES)
DOC. NO. 2005106425
O.P.R.T.C.

WASTEWATER EASEMENT
VOL. 9532, PG. 409
R.P.R.T.C.
&
SANITARY SEWER EASEMENT
VOL. 10011, PG. 684
R.P.R.T.C.

SOUTH FIRST STREET (80' R.O.W.)
THE CITY OF AUSTIN
VOL. 11532, PG. 2216 R.P.R.T.C.

S80°44'22"W
120.04'

CITY OF AUSTIN
SOUTH FIRST STREET EXTENSION
RIGHT OF ENTRY AND POSSESSION
DOC. NO. 1999143368 O.P.R.T.C.
CITY OF AUSTIN
CAUSE NO. 2330
DOC. NO. 2000081379
O.P.R.T.C.

EDWIN TABB HARRELL
VOLUME 13125, PAGE
203 R.P.R.T.C.



Cunningham | Allen
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Fax: (512) 327-2973

SKETCH TO ACCOMPANY DESCRIPTION

4.616 ACRE TRACT
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°38'43"E	277.67
L2	N65°11'44"W	476.95'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	3952.97'	405.76'	5°52'53"	S08°20'29"E	405.59'

REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SKETCH.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS) CENTRAL ZONE.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



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C14-05-0171
TRACT 3

DESCRIPTION

DESCRIPTION OF 14.017 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ABEL J. AND MARY ANN THERIOT FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 1999055181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.017 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of South First Street and the south line of said Theriot tract, for the northwest corner of that certain tract of land said to contain 152.42 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106425 of the Official Public Records of Travis County, Texas, the southeast corner of that certain tract of land described in Street Deed (South First Street 80' R.O.W.) to the City of Austin of record in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas, and for the northeast corner of that certain tract of land described as South 1ST Extension Parcel 5 (120' R.O.W.) in Cause No. 2330 Judgment of Court in Absence of Objection to the City of Austin of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, and for the southwest corner and POINT OF BEGINNING of the herein described tract, from which a 1/2 inch iron rod with cap (unknown) found in the east right-of-way line of said South First Street (120' R.O.W.) and the west line of said 152.42 acre tract, bears with a curve to the right an arc distance of 405.76 feet, having a radius of 3952.97 feet, a central angle of 05°52'53", and a chord which bears S06°20'29"E a distance of 405.59 feet, and also from which a 1/2 inch iron rod with cap (Harris) found in the west right-of-way line of said South First Street (120' R.O.W.) bears S80°44'22"W a distance of 120.04 feet;

THENCE with the east right-of-way line of said South First Street (80' R.O.W.), and the west line of the herein described tract, N09°16'59"W a distance of 293.36 feet to a point for the northwest corner of the herein described tract, from which a 1/2 inch iron rod found in the east right-of-way line of said South First Street (80' R.O.W.) for the south corner of that certain tract of land said to contain 4.591 acres of land described in deed to Abel J. Theriot, Trustee of record in Volume 11532, Page 2197 of the Official Public Records of

Travis County, Texas, and the southeast corner of that certain tract of land described in Street Deed (South First Street 120' R.O.W) to the City of Austin of record in Volume 11532, Page 2210 of the Real Property Records of Travis County, Texas, bears N09°16'59"W a distance of 943.16 feet;

THENCE over and across said Theriot tract, with the north line of the herein described tract, the following three (3) courses:

1. N80°10'12"E a distance of 191.53 feet to a point at the beginning of a curve to the right;
2. With said curve to the right an arc distance of 704.10 feet, having a radius of 1473.50 feet, a central angle of 27°22'42", and a chord which bears S86°08'27"E a distance of 697.42 feet to a point;
3. S72°27'06"E a distance of 392.69 feet to a point in the west line of that certain tract of land said to contain 30.300 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106430 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod with cap set in the south right-of-way line of Slaughter Lane West (120' R.O.W.) as described in Roadway Dedication as Parcel No. 57, to Travis County, of record in Volume 11553, Page 208 of the Real Property Records of Travis County, Texas, for the northwest corner of said 30.300 acre tract bears N22°05'36"E a distance of 1979.49 feet;

THENCE with the west line of said 30.300 acre tract and the east line of the herein described tract, S22°05'36"W a distance of 651.44 feet to a 1/2 inch iron rod with cap set in the north line of said 152.42 acre tract and the south line of said Theriot tract, for the southwest corner of said 30.300 acre tract and the southeast corner of the herein described tract, from which a 1/2 inch iron rod with cap set for the southeast corner of said 30.300 acre tract and the southwest corner of that certain tract of land said to contain 54.00 acres of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005106433 of the Official Public Records of Travis County, Texas, bears S65°11'44"E a distance of 378.92 feet;

THENCE with the north line of said 152.42 acre tract, the south line of said Theriot tract and the south line of the herein described tract, N65°11'44"W a distance of 1064.86 feet to the POINT OF BEGINNING, containing 14.017 acres of land, more or less, within these metes and bounds.

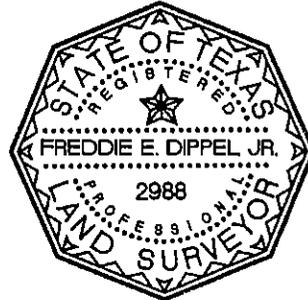
Bearing Reference: Grid North, Texas State Plane Coordinate System NAD83 (CORS)
Central Zone.

Reference is herein made to the Survey sketch accompanying this metes and bounds
description.

I hereby certify that this description was prepared from the results of a survey made on the
ground under my supervision.

CUNNINGHAM-ALLEN, INC.


Freddie E. Dippel, Jr.
Registered Professional Land Surveyor No. 2988
State of Texas
Date: 9-25-05



SKETCH TO ACCOMPANY DESCRIPTION

SCALE 1" = 300'

ABEL J. THERIOT, TRUSTEE
CALLED 4.591 ACRES
VOL. 11532, PG. 2197
R.P.R.T.C.

SOUTH FIRST STREET (120' R.O.W.)
THE CITY OF AUSTIN
VOL. 11532, PG. 2210 R.P.R.T.C.

14.017 ACRE TRACT
SHEET 1 OF 2

C14-05-071

THE CITY OF AUSTIN
20' WASTEWATER EASEMENT
VOLUME 11871 PAGE 566
SETTLEMENT AGREEMENT
VOLUME 11871 PAGE 594
RIGHT OF ENTRY AND POSSESSION
VOLUME 11871 PAGE 576
R.P.R.T.C.

ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
DOC. NO. 1999055181 O.P.R.T.C.

SOUTH FIRST STREET (80' R.O.W.)
THE CITY OF AUSTIN
VOL. 11532, PG. 2216 R.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(30.300 ACRES)
DOC. NO. 2005106430
O.P.R.T.C.

P.O.B.

14.017
ACRES

EDWIN TABB HARRELL
VOLUME 13125, PAGE
203 R.P.R.T.C.

CITY OF AUSTIN
SOUTH FIRST STREET EXTENSION
RIGHT OF ENTRY AND POSSESSION
DOC. NO. 1999143368 O.P.R.T.C.

CITY OF AUSTIN
CAUSE NO. 2330
DOC. NO. 2000081379
O.P.R.T.C.

THE CITY OF AUSTIN
20' WASTEWATER EASEMENT
VOLUME 11871 PAGE 566
VOLUME 11553 PAGE 789
SETTLEMENT AGREEMENT
VOLUME 11871 PAGE 594
RIGHT OF ENTRY AND POSSESSION
VOLUME 11871 PAGE 576
R.P.R.T.C.

40' TEMPORARY
WORK SPACE EASEMENT
DOC. NO. 2000081379
O.P.R.T.C.

WASTEWATER EASEMENT
VOL. 9832, PG. 409
R.P.R.T.C.

SANITARY SEWER EASEMENT
VOL. 10071, PG. 684
R.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(152.42 ACRES)
DOC. NO. 2005106425
O.P.R.T.C.

20' SANITARY SEWER
EASEMENT
VOL. 12049, PG. 756
R.P.R.T.C.

20' WASTEWATER EASEMENT
VOL. 11473, PG. 735
R.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(54.00 ACRES)
DOC. NO. 2005106433
O.P.R.T.C.

THE TEXAS PIPE LINE COMPANY
THE PIPELINE EASEMENT
VOLUME 830 PAGE 368
D.R.T.C.

ROADWAY DEDICATION
PARCEL # 57
TRAVIS COUNTY
VOL. 11533, PG. 208 R.P.R.T.C.
SLAUGHTER LANE WEST
(120' R.O.W.)

1879.49°

N22°05'38"E

S72°27'06"E
392.69'

60' INGRESS
DOC. NO. 1999002824
O.P.R.T.C.

N65°11'44"W
1064.86'

15' DRAINAGE EASEMENT
DOC. NO. 2001016050
O.P.R.T.C.

S80°44'22"W
120.04'

S65°11'44"E
378.92'

ABSTRACT NO. 20
S.F. SLAUGHTER LANE NO. 1

SOUTH FIRST STREET (120' R.O.W.)



Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

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SKETCH TO ACCOMPANY DESCRIPTION

14.017 ACRE TRACT
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°10'12"E	181.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1473.50'	704.10'	27°22'42"	S86°08'27"E	697.42'
C2	3952.97'	405.76'	5°52'53"	S06°20'29"E	405.59'

REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SKETCH.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS) CENTRAL ZONE.

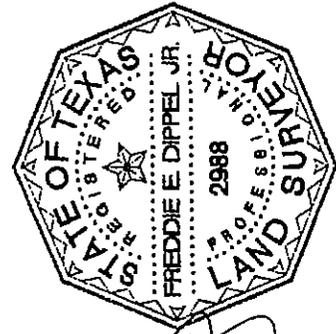
LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CA
Cunningham | Allen
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Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

SURVEYED BY:

Freddie E. Dippel, Jr.
FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE: 9-25-05



DESCRIPTION

DESCRIPTION OF 79.684 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO, IN DEED TO ABEL J. AND MARY ANN THERIOT, FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 1999055181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 79.684 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way line of South First Street and the south line of said Abel J. and Mary Ann Theriot Family Limited Partnership Tract One for the northwest corner of that certain tract of land said to contain 152.42 acres of land in deed to SP Meadows Central, Ltd., of record in Document No. 2005106425 of the Official Public Records of Travis County, Texas, the southeast corner of that certain tract of land described in Street Deed (South First Street 80' R.O.W.) to the City of Austin of record in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas, and for the northeast corner of that certain tract of land described as South 1ST Extension Parcel 5 (120' R.O.W.) in Cause No. 2330 Judgment of Court in Absence of Objection to the City of Austin of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod with cap (unknown) found in the east right-of-way line of said South First Street (120' R.O.W.) and the west line of said 152.42 acre tract, bears with a curve to the right an arc distance of 405.76 feet, having a radius of 3952.97 feet, a central angle of 05°52'53", and a chord which bears S06°20'29"E a distance of 405.59 feet, and also from which a 1/2 inch iron rod with cap (Harris) found in the west right-of-way line of said South First Street (120' R.O.W.) bears S80°44'22"W a distance of 120.04 feet;

THENCE with the east right-of-way line of said South First Street (80' R.O.W.), N09°16'59"W a distance of 346.36 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing N09°16'59"W with the east right-of-way line of said South First Street (80' R.O.W.) and with the west line of the herein described tract at a distance of 890.16 feet pass a 1/2 inch iron rod found in the west line of said Abel J. and Mary Ann Theriot Family Limited Partnership Tract One for the northeast corner of said South First Street (80' R.O.W.) (Volume 11532, Page 2216), the southeast corner of South First Street (120' R.O.W.) described in deed to the City of Austin of Record in Volume 11532, Page 2210 of the Real Property Records of Travis County, Texas, and for the south corner of that certain tract of land described in Street Deed to the City of Austin of record in Document No. 1999055184 of the Official Public Records of Travis County, Texas, in all a total distance of 1380.89 feet to a 1/2 inch iron rod found at the beginning of a curve to the right;

THENCE with the west line of the herein described tract, the west line of said Abel J. and Mary Ann Theriot Family Limited Partnership, Tract One, and with the east right-of-way line of said South First Street (120' R.O.W. Document No. 1999055184), the following two (2) courses:

1. With said curve to the right at an arc distance of 185.99 feet pass a 1/2 inch iron rod with cap (Harris) found, in all a total arc length of 247.83 feet, having a radius of 2056.36 feet, a central angle of $06^{\circ}54'19''$, and a chord which bears, $N05^{\circ}49'23''W$ a distance of 247.68 feet to a 1/2 inch iron rod found;
2. $N02^{\circ}22'15''W$ a distance of 173.34 feet to a 60d nail found for the northwest corner of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One, the southwest corner of Lot 4, Block D, Slaughter/South First, Section Five according to the map or plat thereof of record in Document No. 200000204 of the Official Public Records of Travis County, Texas, and for the westernmost northwest corner of the herein described tract;

THENCE with a north line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One and the south line of said Lot 4, $N87^{\circ}36'07''E$ a distance of 407.89 feet to a 3/4 inch iron pipe found in the east line of said Able J. and Mary Ann Theriot, Family Limited Partnership Tract Two, for the southeast corner of said Lot 4, Block D, from which a 1/2 inch iron rod found for the southwest corner of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two and an interior ell corner of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One, bears $S17^{\circ}54'01''W$ a distance of 314.17 feet;

THENCE with the west line of said Able J. and Mary Ann Theriot, Family Limited Partnership Tract Two and the east line of Lots 3 and 4, Block D of said Slaughter/South First Section Five, the following two (2) courses:

1. $N18^{\circ}03'34''E$ a distance of 486.66 feet to a 3/4 inch iron pipe found;
2. $N17^{\circ}43'08''E$ at a distance of 73.26 feet pass a 1/2 inch iron rod found 5.27 feet west of this line, in all a total distance of 411.64 to a point for the northernmost northwest corner of the herein described tract, from which a 3/4 inch iron pipe found in the east line of said Lot 3, Block D, bears $N17^{\circ}43'08''$ a distance of 128.68 feet;

THENCE over and across said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, with a line 290 feet south of and parallel with the south right-of-way line Slaughter Lane West (120' R.O.W.) as described in Roadway Dedication as Parcel No. 57 in deed to Travis County, Texas, of record in Volume 11553, Page 208 of the Real Property Records of Travis County, Texas, and with the north line of the herein described tract, the following two (2) courses:

1. $S46^{\circ}32'23''E$ a distance of 1308.49 feet to a point at the beginning of a curve to the left;
2. With said curve to the left an arc distance of 631.55 feet, having a radius of 2350.00 feet, a central angle of $15^{\circ}23'53''$, and a chord which bears $S54^{\circ}12'37''E$ a distance of 629.65 feet to a point for the northeast corner of the herein described tract;

THENCE continuing over and across said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One and Tract Two, with the east line of the herein described tract, the following three courses:

1. With a curve to the right an arc distance of 194.12 feet, having a radius of 402.50 feet, a central angle of $27^{\circ}37'59''$, and a chord which bears $S39^{\circ}06'58''W$ a distance of 192.25 feet to a point at the beginning of a reverse curve to the left;
2. With said curve to the left an arc distance of 423.04 feet, having a radius of 685.00 feet, a central angle of $35^{\circ}23'04''$, and a chord which bears $S35^{\circ}14'26''W$ a distance of 416.35 feet to a point;
3. $S17^{\circ}32'54''W$ a distance of 1056.82 feet to a point for the southeast corner of the herein described tract;

THENCE continuing over and across said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One, with the south line of the herein described tract, the following three courses:

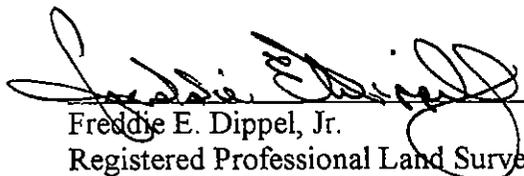
1. $N72^{\circ}27'06''W$ a distance of 314.55 feet to a point at the beginning of a curve to the left;
2. With said curve to the left an arc distance of 729.43 feet, having a radius of 1526.50 feet, a central angle of $27^{\circ}22'42''$, and a chord which bears $N86^{\circ}08'27''W$ a distance of 722.51 feet to a point;
3. $S80^{\circ}10'12''W$ a distance of 191.02 feet to the POINT OF BEGINNING, containing 79.684 ACRES of land, more or less, within these metes and bounds.

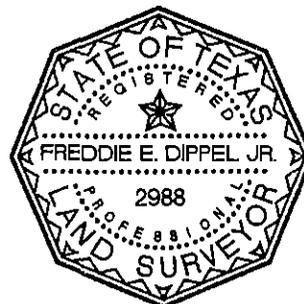
Reference is herein made to the sketch accompanying this metes and bounds description.

Bearing Reference: Grid North, Texas State Plane coordinate system NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.


Freddie E. Dippel, Jr.
Registered Professional Land Surveyor No. 2988
Date: 9-25-05



SKETCH TO ACCOMPANY DESCRIPTION

79.684 ACRE TRACT
SHEET 3 OF 3

REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SKETCH.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (GORS) CENTRAL ZONE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°22'15"W	173.34'
L2	S80°10'12"W	191.02'
L3	S17°54'01"W	314.17'
L4	N17°43'08"E	128.68'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS STATED)
- ▲ 60D NAIL FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	2056.36'	247.83'	6°54'19"	N05°49'23"W	247.68'
C2	2350.00'	631.55'	15°23'53"	S54°12'37"E	629.65'
C3	402.50'	194.12'	27°37'59"	S39°06'58"W	192.25'
C4	685.00'	423.04'	35°23'04"	S35°14'26"W	416.35'
C5	1526.50'	729.43'	27°22'42"	N86°08'27"W	722.51'
C6	3952.97'	405.76'	5°52'53"	S06°20'29"E	405.59'



Cunningham | Allen

Engineers • Surveyors

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DESCRIPTION

DESCRIPTION OF 39.023 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO, IN DEED TO ABEL J. AND MARY ANN THERIOT, FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 1999055181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 30.300 ACRES OF LAND DESCRIBED IN DEED TO SP MEADOWS CENTRAL, LTD., OF RECORD IN DOCUMENT NO. 2005106430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 39.023 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the east right-of-way line of South First Street and the south line of said Abel J. and Mary Ann Theriot Family Limited Partnership Tract One for the northwest corner of that certain tract of land said to contain 152.42 acres of land in deed to SP Meadows Central, Ltd., of record in Document No. 2005106425 of the Official Public Records of Travis County, Texas, the southeast corner of that certain tract of land described in Street Deed (South First Street 80' R.O.W.) to the City of Austin of record in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas, and for the northeast corner of that certain tract of land described as South 1ST Extension Parcel 5 (120' R.O.W.) in Cause No. 2330 Judgment of Court in Absence of Objection to the City of Austin of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod with cap (unknown) found in the east right-of-way line of said South First Street (120' R.O.W.) and the west line of said 152.42 acre tract, bears with a curve to the right an arc distance of 405.76 feet, having a radius of 3952.97 feet, a central angle of 05°52'53", and a chord which bears S06°20'29"E a distance of 405.59 feet, and also from which a 1/2 inch iron rod with cap (Harris) found in the west right-of-way line of said South First Street (120' R.O.W.) bears S80°44'22"W a distance of 120.04 feet and also from which a 1/2 inch iron rod with cap set for the southwest corner of said 30.300 acre tract, bears S65°11'44"E a distance of 1064.87 feet;

THENCE with the east right-of-way line of said South First Street (80' R.O.W.), N09°16'59"W a distance of 293.36 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing N09°16'59"W with the east right-of-way line of said South First Street (80' R.O.W.) and with the west line of the herein described tract a distance of 53.00 feet to a point, from which a 1/2 inch iron rod found in the west line of said Abel J. and Mary Ann Theriot Family Limited Partnership Tract One for the northeast corner of said South First Street (80' R.O.W.) (Volume 11532, Page 2216), the southeast corner of South First Street (120' R.O.W.) described in deed to the City of Austin of Record in Volume 11532, Page 2210 of the Real Property Records of Travis County, Texas, bears N09°16'59"W a distance of 890.16 feet;

THENCE over and across said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One and Tract Two the following six (6) courses:

1. N80°10'12"E a distance of 191.02 feet to a point at the beginning of a curve to the right;
2. With said curve to the right an arc distance of 729.43 feet, having a radius of 1526.50 feet, a central angle of 27°22'42", and a chord which bears S86°08'27"E a distance of 722.51 feet to a point;
3. S72°27'06"E a distance of 314.55 feet to a point;
4. N17°32'54"E a distance of 1056.82 feet to a point at the beginning of a curve to the right;
5. With said curve to the right an arc distance of 423.04 feet, having a radius of 685.00 feet, a central angle of 35°23'04", and a chord which bears N35°14'26"E a distance of 416.35 feet to a point at the beginning of a reverse curve to the left;
6. With said curve to the left an arc distance of 194.12 feet, having a radius of 402.50 feet, a central angle of 27°37'59", and a chord which bears N39°06'58"E a distance of 192.25 feet to a point;

THENCE continuing over and across said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, with a line 290 feet south of and parallel with the south right-of-way line of Slaughter Lane West (120' R.O.W.) as described in Roadway Dedication as Parcel No. 57 in deed to Travis County, Texas, of record in Volume 11553, Page 208 of the Real Property Records of Travis County, Texas, the following two (2) courses:

1. With a curve to the right an arc distance of 631.55 feet, having a radius of 2350.00 feet, a central angle of 15°23'53", and a chord which bears N54°12'37"W a distance of 629.65 feet to a point;
2. N46°32'23"W a distance of 1308.49 feet to a point in the east line of Lot 3, Block D, Slaughter/South First Section Five according to the map or plat thereof recorded in Document No. 200000204 of the Official Public Records of Travis County, Texas, and the west line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, from which a 3/4 inch iron pipe found in the west line of Lot 4, Block D, of said Slaughter/South First Section Five, bears S17°43'08"W passing at a distance of 338.38 feet a 1/2 inch iron rod found 5.27 feet west of this line, in all a total distance of 411.64 feet;

THENCE with the east line of said Lot 3, Block D and the west line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, the following two (2) courses:

1. N17°43'08"E a distance of 128.68 feet to a 3/4 inch iron pipe found;
2. N17°44'40"E a distance of 193.22 feet to a 1/2 inch iron pipe found in the south right-of-way line of said Slaughter Lane West for the southwest corner of said Parcel No. 57, the northeast corner of said Lot 3, Block D and for the northwest corner of the herein described tract, from which a 1/2 inch iron rod found in the north right-of-way line of said Slaughter Lane West and the east line of said Abel J. and Mary Ann Theriot, Limited

Partnership Tract Two, for the northwest corner of said Parcel No. 57, bears N17°29'35"E a distance of 133.45 feet;

THENCE with the south right-of-way line of said Slaughter Lane West, the south line of said Parcel No. 57 and the north line of the herein described tract, the following two (2) courses:

1. S46°32'23"E a distance of 1448.37 feet to a 1/2 inch iron pipe found at the beginning of a curve to the left, from which a 1/2 inch iron rod found in the north right-of-way line of said Slaughter Lane West and the north line of said Parcel No. 57, bears N43°35'34"E a distance of 120.07 feet;
2. With said curve to the left passing at an arc length of 538.08 feet a 1/2 inch iron rod with cap set for the northwest corner of said 30.300 acre tract, in all a total arc length of 888.50 feet, having a radius of 2060.00 feet, a central angle of 24°42'44", and a chord which bears S58°52'03"E a distance of 881.63 feet to a 1/2 inch iron pipe found in the east line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, for the northeast corner of said 30.300 acre tract, the northwest corner of Lot 2, Slaughter @ Cullen Commercial according to the map or plat thereof recorded in Volume 99, Page 144-145 of the Plat Records of Travis County, Texas, being that same tract of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005075471 of the Official Public Records of Travis County, Texas, the southwest corner of that certain tract of land described in Roadway Dedication as Parcel No. 58 of record in Volume 10890, Page 310 of the Real Property Records of Travis County, Texas, the southeast corner of said Parcel No. 57 and for the northeast corner of the herein described tract, from which a 1/2 inch iron rod with cap (Baker/Aicklen) found for the northernmost northeast corner of said Lot 2 and the northwest corner Lot 1, of said Slaughter @ Cullen Commercial, bears with said curve to the left an arc distance of 458.83 feet, and having a chord which bears S77°34'22"E a distance of 457.88 feet;

THENCE with the east line of said 30.300 acre tract, the east line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, and the west line of said Lot 2, S17°05'21"W a distance of 517.10 feet to a 3/4 inch iron pipe found for the southwest corner of said Lot 2 and the northwest corner of Lot 12, Tom F. Dunnahoo Subdivision according to the map or plat thereof recorded in Volume 683, Page 1 of the Deed Records of Travis County, Texas, being that same tract of land described in deed to SP Meadows Central, Ltd., of record in Document No. 2005105994 of the Official Public Records of Travis County, Texas, from which a 80-D nail found in a cedar fence post bears N79°30'00"W a distance of 1.57 feet;

THENCE continuing with the east line of said 30.300 acre tract, the east line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, the east line of the herein described tract, and with the west line of Lots 12, 14 and 16 of said Tom F. Dunnahoo Subdivision, S17°34'25"W a distance of 564.70 feet to a 3/4 inch iron pipe found in the north line of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One, for the southeast corner of said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract Two, and an interior ell corner of said 30.300 acre tract and the southwest corner of said Tom F. Dunnahoo Subdivision,

from which a 1/2 inch iron rod set in the south line of said Lot 16 and the north line of said Abel J. and Mary Ann Theriot Tract One, for the easternmost northeast corner of said 30.300 acre tract, bears S61°59'27"E a distance of 331.03 feet;

THENCE over and across said 30.300 acre tract and said Abel J. and Mary Ann Theriot, Family Limited Partnership Tract One, the following six (6) courses:

1. S24°19'48"W a distance of 1465.15 feet to a point for the southeast corner of the herein described tract;
2. N20°38'43"W a distance of 138.97 feet to a point;
3. N17°16'49"E a distance of 491.41 feet to a point;
4. N72°27'06"W passing at a distance of 247.53 feet the west line of said 30.300 acre tract, in all a total distance of 640.22 feet to a point at the beginning of a curve to the left;
5. With said curve to the left an arc distance of 704.10 feet, having a radius of 1473.50 feet, a central angle of 27°22'42", and a chord which bears N86°08'27"W a distance of 697.42 feet to a point;
6. S80°10'12"W a distance of 191.53 feet to the POINT OF BEGINNING, containing 39.023 ACRES of land, more or less, within these metes and bounds.

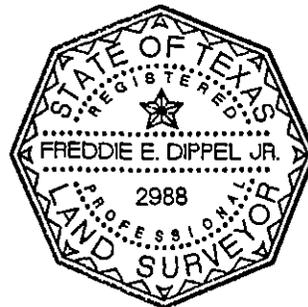
Reference is herein made to the sketch accompanying this metes and bounds description.

Bearing Reference: Grid North, Texas State Plane coordinate system NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.


Freddie E. Dippel, Jr.
Registered Professional Land Surveyor No. 2988
Date: 9-26-05



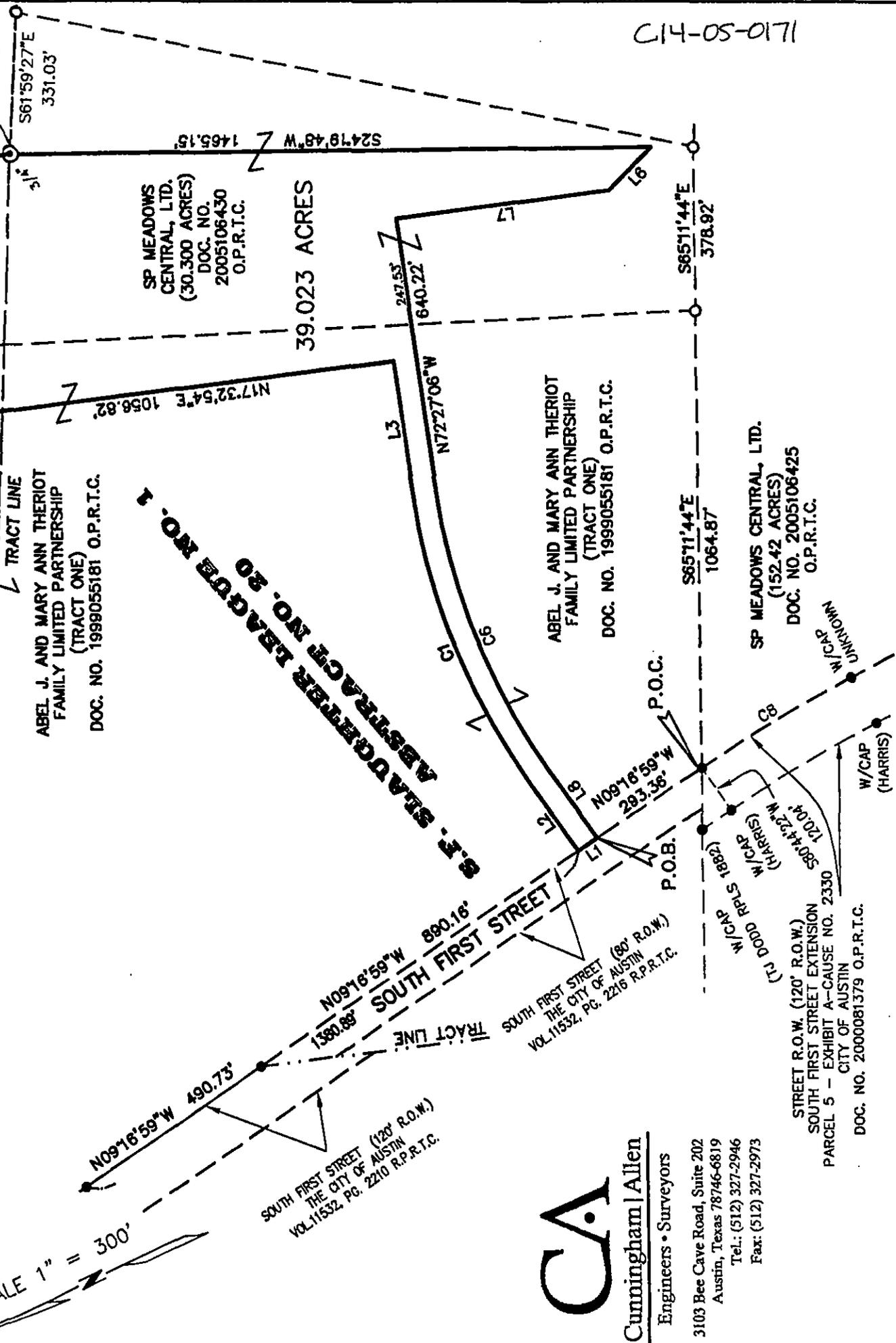
SKETCH TO ACCOMPANY DESCRIPTION

39.023 ACRE TRACT
SHEET 1 OF 3

SCALE 1" = 300'

C14-05-0171

LOT 14
LOT 16
MATCHLINE SHEET 2



SP MEADOWS
CENTRAL, LTD.
(30.300 ACRES)
DOC. NO. 2005106430
O.P.R.T.C.

39.023 ACRES

ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
(TRACT TWO)
DOC. NO. 1999055181 O.P.R.T.C.

ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
(TRACT ONE)
DOC. NO. 1999055181 O.P.R.T.C.

ABEL J. AND MARY ANN THERIOT
FAMILY LIMITED PARTNERSHIP
(TRACT ONE)
DOC. NO. 1999055181 O.P.R.T.C.

SP MEADOWS CENTRAL, LTD.
(152.42 ACRES)
DOC. NO. 2005106425
O.P.R.T.C.



Cunningham | Allen
Engineers • Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

STREET R.O.W. (120' R.O.W.)
SOUTH FIRST STREET EXTENSION
PARCEL 5 - EXHIBIT A--CAUSE NO. 2330
CITY OF AUSTIN
DOC. NO. 2000081379 O.P.R.T.C.

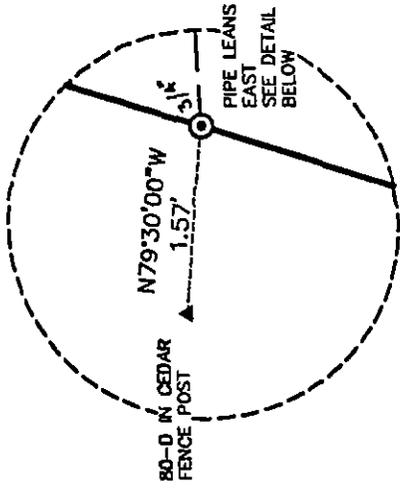
SKETCH TO ACCOMPANY DESCRIPTION

39.023 ACRE TRACT
SHEET 3 OF 3

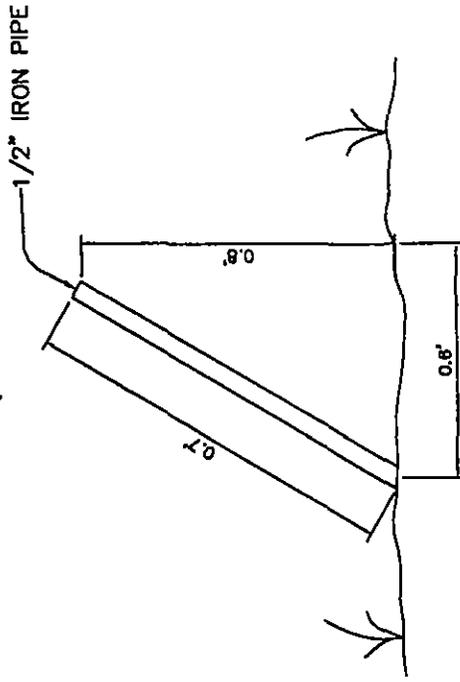
LINE	BEARING	DISTANCE
L1	N09°16'59"W	53.00'
L2	N80°10'12"E	191.02'
L3	S72°27'06"E	314.55'
L4	N17°43'08"E	128.68'
L5	N17°44'40"E	193.22'
L6	N20°38'43"W	138.97'
L7	N17°16'49"E	491.41'
L8	S80°10'12"W	191.53'
L9	N17°29'35"E	133.45'

REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SKETCH.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS) CENTRAL ZONE.



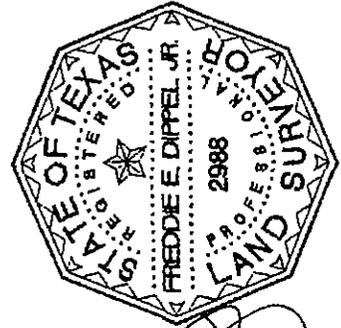
DETAIL A
(NOT TO SCALE)



CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1526.50'	729.43'	27°22'42"	S86°08'27"E	722.51'
C2	685.00'	423.04'	35°23'04"	N35°14'26"E	416.35'
C3	402.50'	194.12'	27°37'59"	N39°06'58"E	192.25'
C4	2350.00'	631.55'	15°23'53"	N54°12'37"W	629.65'
C5	2060.00'	888.50'	24°42'44"	S58°52'03"E	881.63'
C6	1473.50'	704.10'	27°22'42"	N86°08'27"W	697.42'
C7	2060.00'	458.83'	12°45'42"	S77°34'22"E	457.88'
C8	3952.97'	405.76'	05°52'53"	S06°20'29"E	405.59'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS STATED)
- ▲ 60D NAIL FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SURVEYED BY:

Freddie E. Dippel, Jr.
FREDDIE E. DIPPEL, JR.
 REG. PROF. LAND SURVEYOR
 NO. 2988
 DATE: 9-26-05

CA
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